

For Sale



Jiffy Lube

3100 Sierra Hwy
Rosamond, CA 93560



Hunington

Hunington Properties, Inc.

7700 Windrose Ave. Suite 03-128

Plano, Texas 75024

214-689-3600

hpiproperties.com

ABSOLUTE NNN LEASE INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- Absolute NNN Jiffy Lube With 2+ Years Remaining on Current Term
- Tenant With Operating History of 15+ Years Has Two (2) 5-Year Renewal Options With Rental Increases
- Situated Near Main Thorofare Rosamond Blvd Generating Over 19,000 Vehicles Per Day
- Easy Access To Property With Two (2) Ingress and Two (2) Egress
- Minimal Auto Service Competition Near Subject Property
- Future Development on Rosamond Blvd
- Close Proximity to Edwards Air Force Base
- Mtpdr Inc 12+ Unit Operator



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Executive Summary

Sale Price	\$968,000.00
NOI	\$72,600
CAP	7.50%
Lease Term Remaining (2.5+)	2+ Years
Price PSF	\$546.89
Building SF	1,770 SF
Lot Size	0.16 Acre
Year Built	1994
Tenant	Jiffy Lube
Guarantor	Mtpdr Inc



Demographics

Population (2023)	1 mi. - 9,346 3 mi. - 18,558 5 mi. - 20,664
Average HHI	1 mi. - \$89,092 3 mi. - \$91,609 5 mi. - \$88,800
Traffic Counts	Rosamond Blvd: 19,196 vpd Sierra Hwy: 5,181 vpd



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Tenant Overview



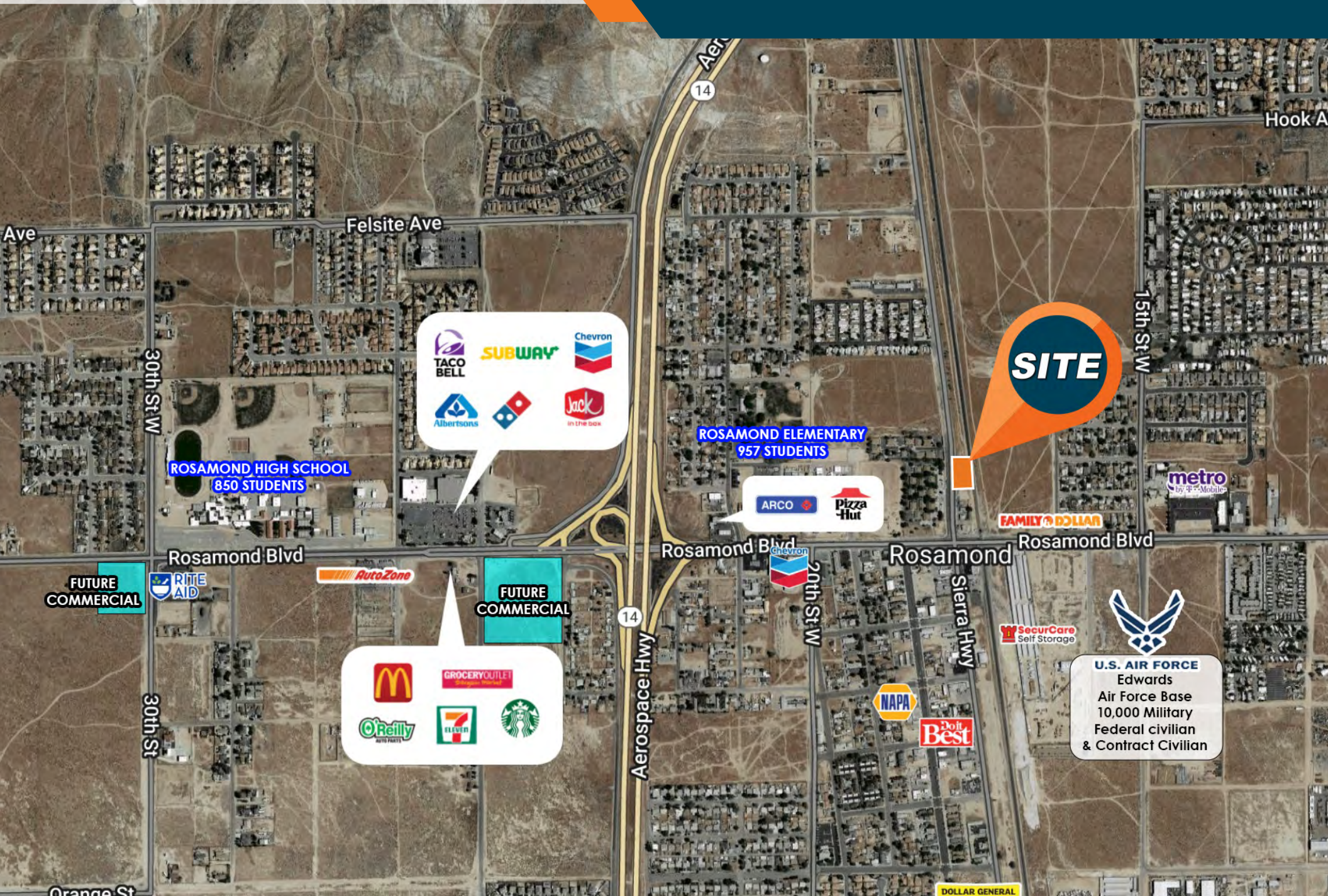
LEASE OVERVIEW

Lease Type	Absolute NNN
Base Annual Rent	\$72,600
Rent Commencement	12/10/2005
Lease Expiration	3/25/2026
Lease Term Remaining	2 + Years
Options & Increases	Option 1: \$ 87,846/Year Option 2: \$96,631/Year
Insurance	Paid by Landlord
Parking Lot Maintenance	Paid by Landlord
Property Taxes	Paid by Landlord
Roof and Structure	Paid by Landlord
HVAC	Paid by Landlord









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